

**Subject:** 08/08/2017 02:30 PM - SPECIAL MEETING - Planning and Land Use Management Committee Meeting  
**From:** City Clerk <Clerk.LSadmin@LACITY.ORG>  
**Date:** 08/04/2017 02:18 PM  
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TITLE: SPECIAL MEETING - Planning and Land Use Management Committee Meeting  
DATE: 08/08/2017  
TIME: 02:30 PM

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Called by Committee Chair

SPECIAL MEETING, PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 8, 2017

EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM, ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER BOB BLUMENFIELD

COUNCILMEMBER CURREN D. PRICE, JR.

(Zina Cheng - Legislative Assistant - (213) 978-1074)

(Written comments on agenda items may be submitted to [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org))

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO. (2)

[09-0969](#)

Reports from the Department of City Planning and City Administrative Officer relative to a comprehensive fee study and recommendations for cost recovery for project planning services.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (3)

[17-0567](#)

CD 7

**TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/16/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigating Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission and draft Ordinance relative to a Zone Change from A2-1 and RE9-1 to (T)RU-1 for the demolition of existing buildings and the construction of 65 single-family dwellings and one lot to serve as a community park, for the properties located at 11600-11650 North Eldridge Avenue, subject to modified Conditions of Approval.

Applicant: Marc Annotti, Harridge Development Group

Representative: Brad Rosenheim and Erika Iverson, Brad Rosenheim and Associates, Inc.

Case No. CPC-2016-2084-ZC-ZAD-F

CEQA No. ENV-2016-2085-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[17-0673](#)

CD 6

CONTINUED FROM 8/1/17

**TIME LIMIT: 9/11/17; LAST DAY FOR COUNCIL ACTION: 9/8/17**

Mitigated Negative Declaration, No. ENV-2016-2752-MND adopted on April 14, 2017, and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission, and draft Ordinance relative to a Vesting Zone Change from RA-1 to (T)(Q)R3-1 for the demolition of existing structures and the construction of a new 364-unit apartment building, with 11 percent set aside for affordable housing, with height from two- to three- stories of dwelling units above one-level of on-grade parking near Langdon Avenue to four- and five-stories of dwelling units above two-levels of on-grade parking near Sepulveda Boulevard, providing a total of 557 automobile parking spaces, 368 long term bicycle parking spaces, and 37 short term bicycle parking spaces, for the property located at 8811-8845 North Sepulveda Boulevard, 15430 West Rayen Street, and 8832-8840 North Langdon Avenue, subject to modified Conditions of Approval.

Applicant: Art Simonian, Sepulveda Apartments, LLC

Representative: Benjamin Fiss, Pacific Zoning, LLC

Case No. CPC-2016-2751-VZC-DB-SPR

CEQA No. ENV-2016-2752-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[17-0649](#)

CD 4

**TIME LIMIT: 8/21/17; LAST DAY FOR COUNCIL ACTION: 8/18/17**

Categorical Exemption (CE) pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15300.2 and 15332, and City CEQA Guidelines, Article III, Section One, Class 32 and related CEQA findings, report from the Los Angeles City Planning Commission (LACPC), and appeals filed by Dan Wells and Pharlap Enterprises LLC; 5546 Melrose LLC and Woodrow Jackson; and, Tracey Clarke (Representative: Beth Dorris, Law Offices of Beth S. Dorris) from the determination of the LACPC in approving CE No. ENV-2016-4317-CE for a 35 percent Density Bonus (with a set aside of 11 percent of the base density, five units, for Very Low Income Households) and two On-Menu Incentives consisting of:

- a. an incentive to increase of the Floor Area Ratio (FAR) to 2.02:1 in the C2-1VL Zone and 4.05:1 in the R3-1 Zone in lieu of the otherwise permitted 1.5:1 and 3:1 FAR, respectively, pursuant to LAMC Section 12.21.1-A; and,
- b. an incentive to permit the averaging of FAR, density, parking, open space, and access from the C2-1 VL Zone to the R3-1 Zone,

in connection with the construction, use, and maintenance of a new two- to five-story, approximately 43,078 square-foot mixed-use building consisting of 52 residential dwelling units and approximately 5,500 square-feet of commercial area, that will set aside five units for Very Low Income Households, with the building approximately 56-feet in height and five-stories of residential dwelling units above ground floor commercial, with parking provided at grade level and within one subterranean level of parking, providing 76 automobile parking spaces (24 commercial and 52 residential) and a total of 64 bicycle parking

spaces, for the property located at 5570 West Melrose Avenue and 647 North Beachwood Drive, subject to modified Conditions of Approval.

Applicant: Crescent Capital Partners

Representative: Dana Sayles, three6ixty

Case No. CPC-2016-4316-DB-1A

CEQA No. ENV-2016-4317-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[16-0503](#)

CD 14

CONTINUED FROM 5/16/17

Mitigated Negative Declaration (MND), Mitigation Measures, Mitigation Monitoring Program (MMP) and related California Environmental Quality Act (CEQA) findings, and an appeal filed by Pedro A. Rosado and Marlene Rosado, El Mercado de Los Angeles (Representative: Harvey Englander, Englander, Knabe and Allen) pursuant to California Public Resources Code Section 21151(c), from the determination of the Director of Planning in adopting the MND (ENV-2014-2392-MND) and the corresponding MMP as the environmental clearance for DIR-2015-1998-DB, for the construction of an approximately 90,000 square foot, four to five story, mixed use residential development containing 49 apartment units and approximately 10,000 square foot of ground floor commercial space, with the maximum building height approximately 70 feet to the top of the building parapet, with commercial, residential and guest parking located in a single level subterranean parking lot, for the property located at 3401-3415 East First Street and 116-126 South Lorena Street.

Applicant: Dora Leong Gallo, A Community of Friends

Representative: Noah Adler, Craig Lawson and Co., LLC

Case No. DIR-2015-1998-DB

CEQA No. ENV-2014-2392-MND

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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—Attachments:—

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